

MAP



NAME: THE VILLAS AT SUN RIVER ST GEORGE PHASE 10

LOTS: 18 MAP: 4663

PARCEL: SG-6-3-23-223

SUN RIVER VILLAS DEVELOPMENT LLC

LEGAL DESCRIPTION:

BEGINNING AT THE EASTERLY CORNER OF THE VILLAS AT SUN RIVER PHASE 3, SAID POINT BEING NORTH 01°13'39" EAST 1,246.64 FEET ALONG THE SECTION LINE AND EAST 4,121.58 FEET FROM THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 16 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING;

THENCE NORTHEASTERLY THE FOLLOWING (3) COURSES ALONG THE EASTERLY LINE OF SAID PHASE 3;

THENCE NORTH 32°51'40" EAST 125.92 FEET;

THENCE NORTH 57°08'20" WEST 22.69 FEET;

THENCE NORTH 32°51'40" EAST 84.00 FEET TO THE SOUTHERLY LINE OF THE VILLAS AT SUN RIVER PHASE 9;

THENCE SOUTHEASTERLY THE FOLLOWING (5) COURSES ALONG THE SOUTHEASTERLY LINE OF SAID PHASE 9;

THENCE SOUTH 57°08'20" EAST 134.49 FEET;

THENCE SOUTH 59°38'52" EAST 27.14 FEET;

THENCE SOUTH 70°14'43" EAST 91.16 FEET;

THENCE SOUTH 15°51'16" WEST 20.10 FEET;

THENCE SOUTH 74°08'44" EAST 188.67 FEET TO THE WESTERLY LINE ATKINVILLE INTERCHANGE (HPP-15-195601);

THENCE SOUTH 15°51'16" WEST 230.33 FEET ALONG SAID WESTERLY LINE OF ATKINVILLE INTERCHANGE TO THE WESTERLY LINE OF INTERSTATE 15

THENCE SOUTH 28°34'00" WEST 55.84 FEET ALONG SAID WESTERLY LINE OF INTERSTATE 15;

THENCE NORTH 61°25'59" WEST 66.42 FEET;

THENCE NORTH 62°26'41" WEST 122.08 FEET;

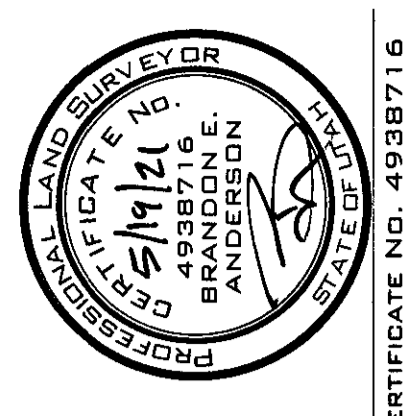
THENCE NORTHEAST 47.14 FEET ALONG AN ARC OF A 386.66 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 62°28'02" WEST, LONG CHORD BEARS NORTH 24°02'23" EAST 47.11 FEET WITH A CENTRAL ANGLE OF 06°59'08");

THENCE NORTH 65°56'57" WEST 101.03 FEET;

THENCE NORTH 59°36'06" WEST 96.00 FEET;

THENCE NORTH 58°38'46" WEST 94.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 107,072 SQUARE FEET OR 2.46 ACRES.



DATE: 5/19/2021
BRANDON E. ANDERSON
CERTIFICATE NO. 4938716

LEGAL DESCRIPTION:

BEGINNING AT THE EASTERLY CORNER OF THE VILLAS AT SUN RIVER PHASE 3; SAID POINT BEING NORTH 01°33'59" EAST 1,246.64 FEET ALONG THE SECTION LINE AND EAST 41°21'58" FEET ALONG THE SECTION LINE TO THE SOUTHERLY LINE OF INTERSTATE 15; THENCE SOUTHEASTERLY THE FOLLOWING (5) COURSES ALONG THE SOUTHEASTERLY LINE OF SAID LAKE BASE & MERIDIAN, AND RUNNING:
THENCE SOUTH 57°08'20" EAST 134.49 FEET;
THENCE SOUTH 59°38'52" EAST 27.14 FEET;
THENCE SOUTH 70°14'43" EAST 91.16 FEET;
THENCE SOUTH 74°08'44" EAST 189.67 FEET TO THE WESTERLY LINE ATKINVILLE INTERCHANGE (HP-15-195601);
THENCE S16°11'16" WEST 230.83 FEET ALONG SAID WESTERLY LINE OF ATKINVILLE INTERCHANGE TO THE WESTERLY LINE OF INTERSTATE 15;
THENCE SOUTH 28°34'00" WEST 55.84 FEET ALONG SAID WESTERLY LINE OF INTERSTATE 15;
THENCE NORTH 62°28'02" WEST 66.42 FEET;
THENCE NORTH 62°28'02" WEST 66.42 FEET;
THENCE NORTHEAST 47°14'42" EAST 27.14 FEET ALONG AN ARC OF A 386.66 FOOT RADIUS CURVE TO THE LEFT [CENTER BEARS NORTH 62°28'02" WEST, LONG CHORD BEARS NORTH 24°02'23" EAST 47.11 FEET] TO THE POINT OF BEGINNING;
THENCE NORTH 59°38'06" WEST 96.00 FEET;
THENCE NORTH 58°38'46" WEST 94.80 FEET TO THE POINT OF BEGINNING.
CONTAINING 107,072 SQUARE FEET OR 2.46 ACRES.

NOTICE OF CONDITIONS AND RESTRICTIONS:

- 1. THIS SUBDIVISION CONTAINS PRIVATE STREETS AND DRAINAGE. PRIVATE STREETS AND DRAINAGE ARE TO BE MAINTAINED BY THE ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL PRIVATE STREETS AND DRAINAGE WITHIN THIS SUBDIVISION.
- 2. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING, OR REPLACING PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE IN INSTALLING, MAINTAINING, REPAIRING, OR REPLACING MUNICIPAL UTILITIES.
- 3. IN ADDITION TO ANNUAL, USUAL, AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NON-PUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE CITY OF ST. GEORGE AND/OR DRAINAGE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION. THE CITY OF ST. GEORGE SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIRING, OR REPLACING WATER, SEWER, DRAINAGE, AND POWER IMPROVEMENTS.
- 4. BY RECORDING THIS SUBDIVISION PLAT, MUNICIPAL UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN ALL LOT AREAS TO THE CITY OF ST. GEORGE FOR THE INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL MUNICIPAL UTILITIES.
- 5. ALL SEWER, AND WATER IMPROVEMENTS ARE PUBLIC AND MAINTAINED BY THE CITY OF ST. GEORGE. THE CITY OF ST. GEORGE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL SEWER AND WATER IMPROVEMENTS WITHIN THIS SUBDIVISION. FIRE LINES TO BUILDINGS ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- 6. A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY LANDMARK TESTING & ENGINEERING FOUNDATIONS, FLOOR SLABS, SOILS AND EXTERIOR FLATWORK ARE COMPILED IN A REPORT DATED JUNE 27, 2014. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE. THIS REPORT IS SUBJECT TO THE CITY OF ST. GEORGE'S REVIEW AND MAY BE REQUIRED FOR STRUCTURES AND LANDSCAPING.
- 7. NO SHORT TERM RENTAL UNITS WILL BE PERMITTED WITHIN THIS PHASE OF THE VILLAS AT SUN RIVER ST. GEORGE.
- 9. THE SEWER MAIN DEPTHS FOR THIS SUBDIVISION IS SHALLOW. DWELLING UNITS WITH BASEMENTS REQUIRE PUMPS OR OTHER SPECIAL CONSIDERATIONS TO CONNECT TO THE SEWER AND SHALL COORDINATE WITH THE CITY OF ST. GEORGE.
- 10. A PERPETUAL EASEMENT IS GRANTED TO EACH LOT OWNER FOR THE AREA DIRECTLY BETWEEN EACH LOT AND THE PRIVATE DRIVE FOR DRIVEWAY ACCESS ACROSS THE LIMITED COMMON AREA TO THE ADJACENT LOT. THIS EASEMENT IS SUBJECT TO THE OWNERS DEDICATION AND OTHER DEDICATED EASEMENTS AS SHOWN AND NOTED HEREON.

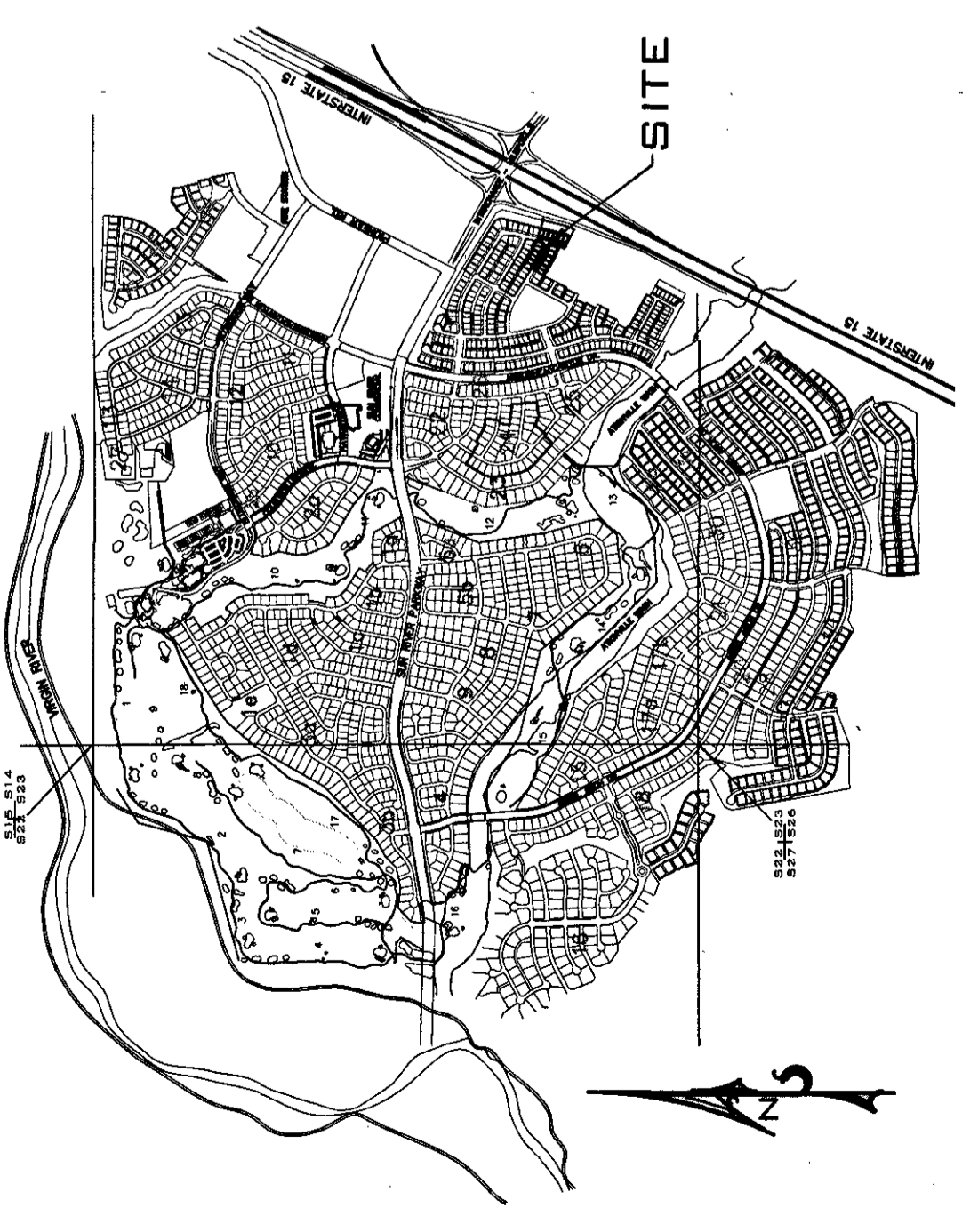
OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS), TO BE HEREAFTER KNOWN AS:
"THE VILLAS AT SUN RIVER ST. GEORGE, PHASE 10"
DO HEREBY DEDICATE TO THE COMMON USE OF THE PROPERTY OWNERS, BUT NOT TO THE USE OF THE GENERAL PUBLIC, ALL COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS) AND LIMITED COMMON AREAS AS MORE FULLY AND COMPLETELY DESCRIBED IN THE PLAT AND AS SET FORTH IN THE LEGAL DESCRIPTION AND RESTRICTIONS CONTAINED WITHIN THIS PLAT AND AS SUPPLEMENTED BY SUPPLEMENTAL CD & RS. THIS DEDICATION IS CONCURRENTLY WITH THIS PLAT, AND THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HEREBY AGREES TO THE INSTALLATION AND MAINTENANCE OF MUNICIPAL UTILITIES. THE UNDERSIGNED OWNERS DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL DEDICATIONS AND CONVEYANCES GRANTED HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 20 DAY OF MAY 2021.
SUN RIVER VILLAS DEVELOPMENT, LLC
A UTAH LIMITED LIABILITY COMPANY
MANAGER: MARGY A. STEWART

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.
ON THIS 20th DAY OF MAY, IN THE YEAR 2021, BEFORE ME, Kenneth M. Nasse, A NOTARY PUBLIC, PERSONALLY APPEARED Margy A. Stewart, PROVED ON THE BASIS OF KNOWLEDGE AND ACKNOWLEDGMENT (HE/SHE) EXECUTED THE SAME.
FULL NAME SIGNATURE: Margy A. Stewart
FULL NAME PRINT: Margy A. Stewart
COMMISSION NO.: 702770
EXPIRATION DATE: 10-9-2022
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)



VICINITY MAP
SUN RIVER, ST. GEORGE (NO SCALE)

LINE TABLE

LINE LENGTH	DIRECTION
L1 13.05'	S 69°00'38"E
L2 10.04'	S 59°36'06"E
L3 13.05'	S 25°08'41"W
L4 13.07'	N 18°18'22"E
L5 4.36'	N 74°08'44"W
L6 7.14'	S 29°08'44"E
L7 12.38'	S 74°08'44"E
L8 11.79'	S 74°08'44"E
L9 3.06'	N 57°08'20"W
L10 2.95'	N 57°08'20"W
L11 6.71'	N 57°08'20"W
L12 29.37'	N 59°38'52"W
L13 10.07'	N 71°01'07"W
L14 13.07'	N 19°45'17"E
L15 11.79'	S 74°08'44"E
L16 11.79'	S 74°08'44"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	10.00'	413.00'	1°23'15"	N25°51'42"E 10.00'
C2	33.75'	413.00'	4°40'55"	N23°49'37"E 33.74'
C3	35.81'	413.00'	4°45'39"	N23°50'44"E 35.80'
C4	34.35'	413.00'	4°45'56"	N19°06'11"E 34.34'
C5	35.97'	413.00'	4°46'52"	N19°04'29"E 35.95'
C6	6.24'	413.00'	0°51'56"	N16°17'15"E 6.24'
C7	31.07'	383.00'	4°38'54"	N18°10'43"E 31.06'
C8	16.60'	373.00'	2°32'58"	N17°07'45"E 16.60'
C9	31.42'	20.00'	90°00'00"	N29°08'44"W 28.28'
C10	19.12'	433.00'	2°31'49"	S72°52'49"E 19.12'
C11	18.33'	415.00'	2°32'01"	S72°52'43"E 18.35'
C12	46.09'	433.00'	6°05'54"	S66°33'58"E 46.06'
C13	43.94'	415.00'	6°03'58"	S66°34'43"E 43.92'
C14	10.00'	415.00'	1°22'50"	S64°51'19"E 10.00'
C15	36.43'	415.00'	5°01'56"	S61°38'56"E 36.44'
C16	38.16'	433.00'	5°02'56"	S61°40'09"E 38.14'
C17	15.16'	433.00'	2°00'21"	S58°08'30"E 15.16'
C18	14.44'	415.00'	1°59'38"	S58°08'08"E 14.44'
C19	40.94'	385.00'	6°05'32"	S60°11'06"E 40.92'
C20	39.73'	375.00'	6°04'12"	S60°10'26"E 39.71'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C21	10.00'	385.00'	1°29'18"	S63°58'31"E 10.00'
C22	44.42'	385.00'	6°36'39"	S68°01'29"E 44.40'
C23	43.22'	375.00'	6°36'14"	S68°02'19"E 43.20'
C24	18.36'	375.00'	2°48'18"	S72°44'35"E 18.36'
C25	18.92'	385.00'	2°48'55"	S72°44'16"E 18.92'
C26	15.71'	10.00'	90°00'00"	N60°51'16"E 14.14'
C27	31.42'	20.00'	90°00'00"	N60°51'16"E 28.28'

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OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, COMMON AND LIMITED COMMON AREAS (INCLUDING PRIVATE ROADS), TO BE HEREAFTER KNOWN AS:
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A UTAH LIMITED LIABILITY COMPANY
MANAGER: MARGY A. STEWART

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT:

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.
ON THIS 20th DAY OF MAY, IN THE YEAR 2021, BEFORE ME, Kenneth M. Nasse, A NOTARY PUBLIC, PERSONALLY APPEARED Margy A. Stewart, PROVED ON THE BASIS OF KNOWLEDGE AND ACKNOWLEDGMENT (HE/SHE) EXECUTED THE SAME.
FULL NAME SIGNATURE: Margy A. Stewart
FULL NAME PRINT: Margy A. Stewart
COMMISSION NO.: 702770
EXPIRATION DATE: 10-9-2022
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH
(STAMP NOT REQUIRED PER UTAH CODE 46-1-16 (6) IF ABOVE INFORMATION IS FILLED IN)

THE VILLAS AT
SUN RIVER ST. GEORGE
- P H A S E 10 -

(A 18 LOT PLANNED UNIT DEVELOPMENT)
LOCATED IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 16 WEST
SALT LAKE BASE AND MERIDIAN
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH.

COMMUNITY DEVELOPMENT
DIRECTOR APPROVAL
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 27th DAY OF MAY 2021.

CITY ENGINEER APPROVAL
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 23rd DAY OF MAY 2021.

CITY ATTORNEY APPROVAL
APPROVED AS TO FORM, THIS THE 26th DAY OF MAY 2021.

LAND USE AUTHORITY APPROVAL
I HEREBY VERIFY THAT THE LAND USE AUTHORITY REVIEWED THIS FINAL SUBDIVISION PLAT AND APPROVED IT ON THIS THE 27th DAY OF MAY 2021. ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND PAID IN FULL.

TREASURER APPROVAL
I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS 27th DAY OF MAY, A.D. 2021 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND PAID IN FULL.

RECORDED NUMBER
DOC # 20210050503
THIS CONVEYING INSTRUMENT IS BEING RECORDED ON PAGE 3 OF 3.

Washington County Recorder
Debra J. Lusk

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERBANK DRIVE, SUITE A-257, GEORGE, UTAH 84720
PH (435) 673-8586 FX (435) 673-8597 • WWW.RADVIC.COM

PLAT # 10, DWG DATE: 12/18/2020
FILE NUMBER: B.E.A.
JOB NUMBER: 8775-20-010 SCALE: 1" = 30'
DRAWN: B.E.A.
CHECKED: B.E.A.

COMMUNITY DEVELOPMENT
DIRECTOR APPROVAL
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 27th DAY OF MAY 2021.

CITY ENGINEER APPROVAL
I HEREBY VERIFY THAT THIS OFFICE EXAMINED THIS FINAL SUBDIVISION PLAT AND HEREBY RECOMMENDS APPROVAL ON THIS 23rd DAY OF MAY 2021.

CITY ATTORNEY APPROVAL
APPROVED AS TO FORM, THIS THE 26th DAY OF MAY 2021.

LAND USE AUTHORITY APPROVAL
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ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS
352 EAST RIVERBANK DRIVE, SUITE A-257, GEORGE, UTAH 84720
PH (435) 673-8586 FX (435) 673-8597 • WWW.RADVIC.COM

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